

1999 OCT 26 PM 2:13



Vol M99 Page 42722

WARRANTY DEED

ASPEN TITLE & ESCROW NO. 01050331

AFTER RECORDING RETURN TO:
HAROLD R. HEATON 1995 TRUST
SALLY P. HEATON 1995 TRUST

600 HILLSIDE AVE
KLAMATH FALLS, OREGON 97601

State of Oregon, County of Klamath
Recorded 10/26/99, at 2:13 p.m.
In Vol. M99 Page 42722
Linda Smith,
County Clerk Fee \$ 30

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD C. RICE and LUELLA D. RICE, Husband and Wife,
hereinafter called GRANTOR(S), convey(s) and warrants to HAROLD
R. HEATON and SALLY P. HEATON, TRUSTEES OF THE HAROLD R. HEATON
1995 TRUST, uia September 13, 1995, as to an undivided one-half interest, and
SALLY P. HEATON and HAROLD R. HEATON, TRUSTEES OF THE SALLY P. HEATON 1995
TRUST, uia September 13, 1995, as to an undivided one-half interest,
hereinafter called GRANTEE(S), all that real property situated in the County
KLAMATH, State of Oregon, described as:

Lot 7, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BB TL 10701

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$130,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of October 1999.

Donald C. Rice
DONALD C. RICE

Luella D. Rice
LUELLA D. RICE

STATE OF OREGON, County of Klamath)ss.

On October 26, 1999, personally appeared DONALD C. RICE AND
LUELLA D. RICE who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

